

Comment on a planning application

Application Details

Application: 22/0902/FUL

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works

Comments Made By

Name: Mr. PAUL Maddock

Address: 61 Lower Richmond Road Mortlake London SW14 7HH

Comments

Type of comment: Object to the proposal

Comment: With regard to the Stag Brewery redevelopment application being consulted by the Council I am writing to formally OBJECT to the proposals, and I have outlined below the reasons by topic for this objection:

1. INSUFFICIENT COMMUNITY ENGAGEMENT

The applicant's community engagement for this application fell well short of best practice for engagement with a webinar that did not allow for interaction or engagement, thus not genuinely allowing residents a voice. A new community-led application should be developed allowing local people a real say.

2. DESIGN QUALITY

The design of the school is sub-standard with the applicant admitting that the design was a 'template design'. The proposals should undergo full design scrutiny at a design review panel or CABE/Design Council.

3. SITE NOT SUITABLE FOR A SECONDARY SCHOOL

The local community do not wish to see a large secondary school on this site, and MCBG have demonstrated that it is not require din this location. However a smaller primary school would be welcomed. The planning drawings demonstrate that the school and its facilities are too large for the site.

4. CAR PARKING, TRAFFIC GENERATION, & ROAD SAFETY

Traffic Generation

Presently there are already regular and chronic congestion problems along Lower Richmond Road, Sheen Lane and Mortlake High Street. Very heavy road traffic often queues up along the length of Lower Richmond Road from Chalkers Corner junction over 750m eastwards into Mortlake High Street and beyond. This leads to idling vehicle engines impacting on air quality, noise, slowing of bus services, and general inconvenience to the local community and economy. These problems will be significantly exacerbated by the parking ratios within the development creating further highways problems for the future.

Walking & Cycling

The application has a genuine opportunity to be a trailblazer in London as a walking community, encouraging health and wellbeing for all. Instead of creating two vast and expensive parking basements some of this capital cost could be invested in creating a neighbourhood cycling network.

5. AIR QUALITY

There are already major concerns about worsening air quality in Mortlake with high levels of traffic and pollutants experienced along Lower Richmond Road being 3 times the legal limits. The London Mayor and TFL are promoting cleaner air across London. The Mayor's Air Quality Fund could have a role to play in transforming this area as an exemplar to London for clean air living. Mortlake, and this development, could also be championed as one of the Mayor's future Low Emission Neighbourhoods (LEN).

6. STAG BREWRY PLAYING FIELDS –(OOLTI)

The Sports Ground is an historic established open space that defines Mortlake's character. Historically never built upon, tree lined, and surrounded by existing low rise development. It is also designated 'Other Open Land of Townscape Importance' (OOLTI). The application fails to safeguard the 'natural' 'undeveloped' character of this valuable space and significantly alters its character and appearance with flood-lighting, artificial surfaces and boundary treatments. This will irreversibly change the townscape experience of Mortlake.

7. SCALE & CHARACTER OF PLACE

The Adopted Planning Brief (2011) prepared by London Borough of Richmond upon Thames, as referenced within the application Design and Access Statement, places a great importance on the 'existing urban grain and scale' within Mortlake. There is a lack of existing townscape analysis within the Design and Access Statement, and the proposals breach the maximum height parameters defined within the Adopted Planning Brief, particularly to the west of Ship Lane and around the playing fields. Given that much of the site is surrounded by Conservation Areas the proposed building heights should be reassessed.